

# Trade, Exhibit and Event Center

## TEE Center



## CONCEPT DESIGN

**BUILDING CONCEPTS** – tested a variety of building layouts.

**KITCHEN ANALYSIS** – verified the kitchen size with the needs of the new building.

**HISTORIC BUILDING ANALYSIS** – structural and code analysis to investigate the historic Harrison building.

**VEHICULAR ANALYSIS** – reviewed existing parking and studied new building's impact on number of parking spaces and vehicular movement around the building.

**PARKING STUDY** – neighborhood parking analysis reviewing parking spaces lost due to construction of the new building, new parking needs introduced by the new building, and current parking available.

## SCHEMATIC DESIGN

**ENGINEERING REVIEW** – Engineers and other consultants reviewed the existing building and concept design and provided descriptions of the new building for:

Structural Engineering  
Mechanical Engineering

Plumbing

Electrical

Fire Protection

Lighting

Food Service/Waste Management

Sustainable Design

Energy Modeling

Audio Visual Design

Acoustic Design

Telecommunications/Data

Graphics/Signage

**BUILDING OFFICIAL REVIEW** – Met with Augusta Richmond County Building Officials to review design.

**ARCHITECTURAL DESIGN** – Developed design in coordination with consultants to provide a schematic level of detail to building layout, materials, and design.

# Location





**HISTORIC BUILDING TO BE  
PRESERVED/INCORPORATED**

**CONFERENCE CENTER CONNECTION**

**PRESERVING EXISTING SERVICE –  
STAIRS AND LOADING DOCK ACCESS**

**STREETSCAPE**



CONCEPT DESIGN



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# EXISTING HOTEL AND CONFERENCE CENTER IMAGES



CONCEPT DESIGN



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# HISTORIC BUILDING TO BE INCORPORATED



CONCEPT DESIGN



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CONCEPT DESIGN



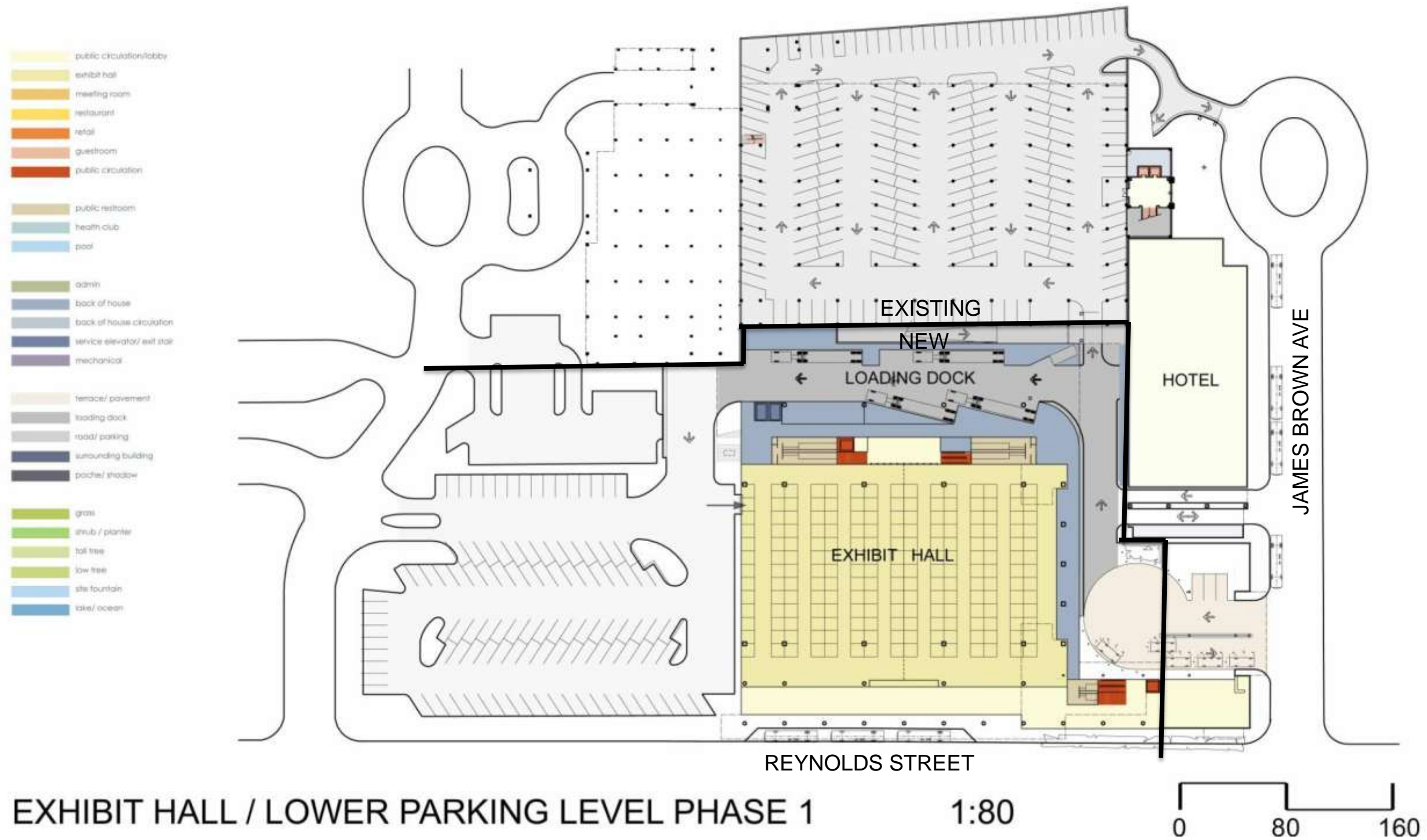
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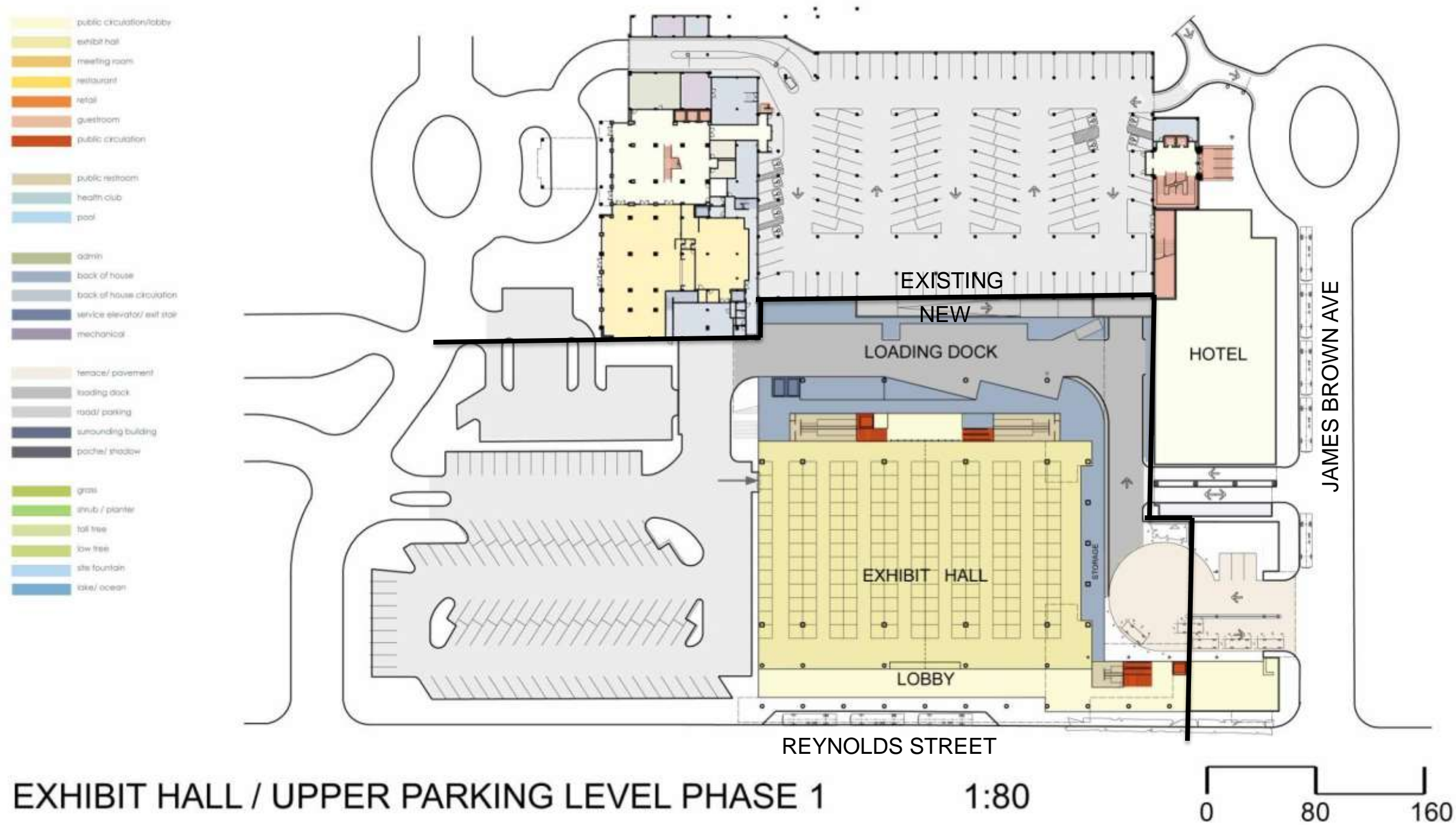
# Building Design











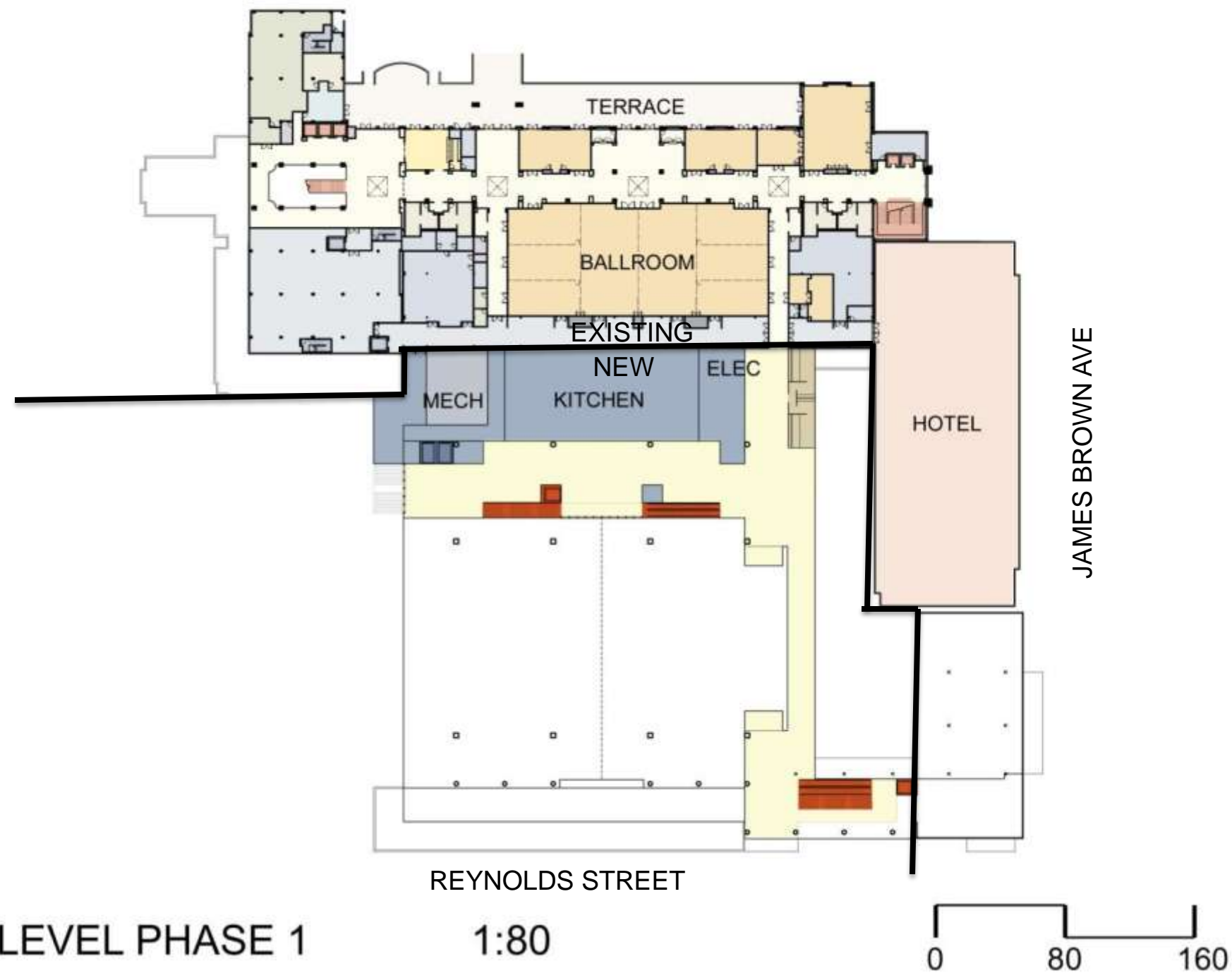
CONCEPT DESIGN



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- public circulation/lobby
- exhibit hall
- meeting room
- restaurant
- retail
- guestroom
- public circulation
- public restroom
- health club
- pool
- admin
- back of house
- back of house circulation
- service elevator/ exit stair
- mechanical
- terrace/ pavement
- loading dock
- road/ parking
- surrounding building
- pothole/ shadow
- grass
- shrub / planter
- tall tree
- low tree
- site fountain
- lake/ ocean

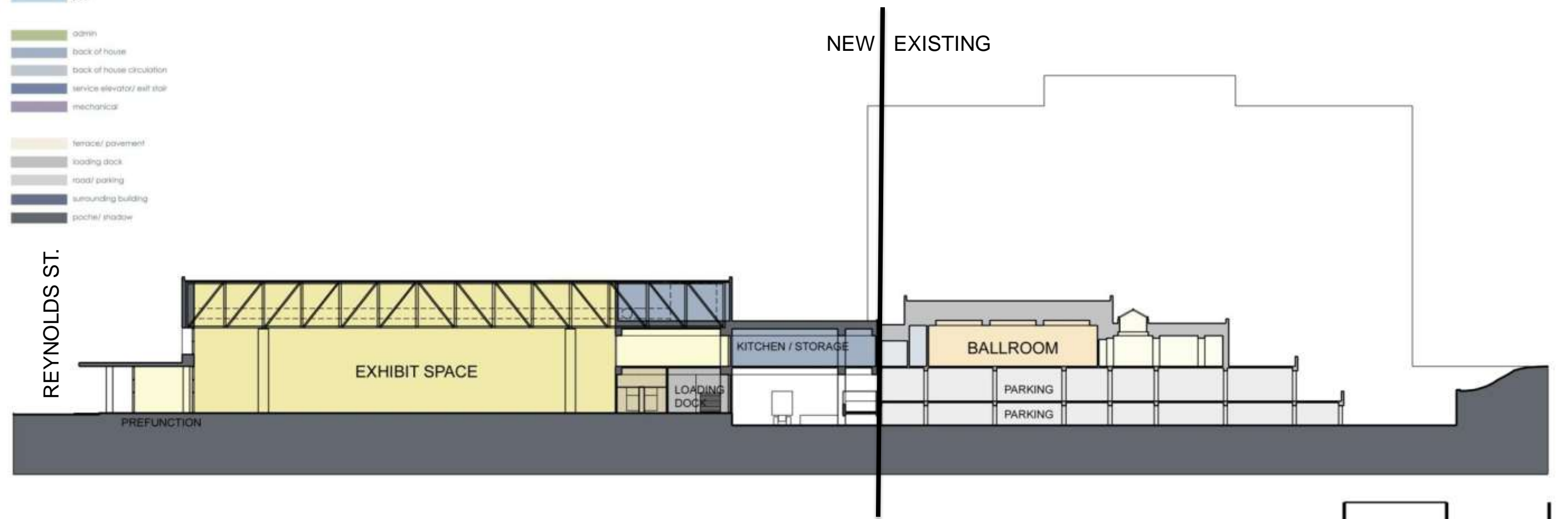


CONFERENCE CENTER LEVEL PHASE 1

1:80



- public circulation/lobby
- exhibit hall
- meeting room
- restaurant
- retail
- guestroom
- public circulation
- public restroom
- health club
- pool
- admin
- back of house
- back of house circulation
- service elevator/ exit stair
- mechanical
- terrace/ pavement
- loading dock
- road/ parking
- surrounding building
- pocket/ shadow



BUILDING SECTION 1:40 0 40 80

CONCEPT DESIGN



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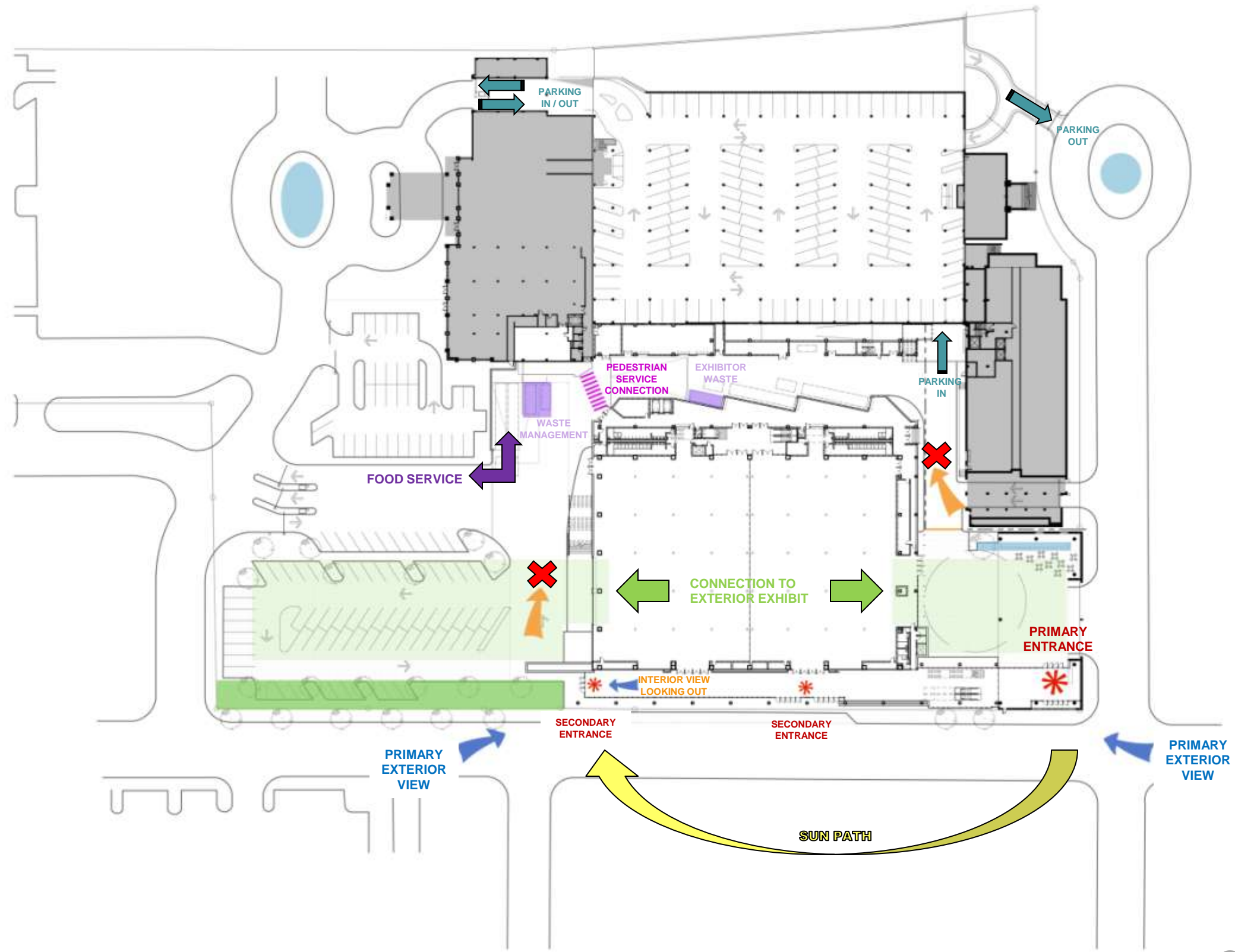


SCHEMATIC DESIGN

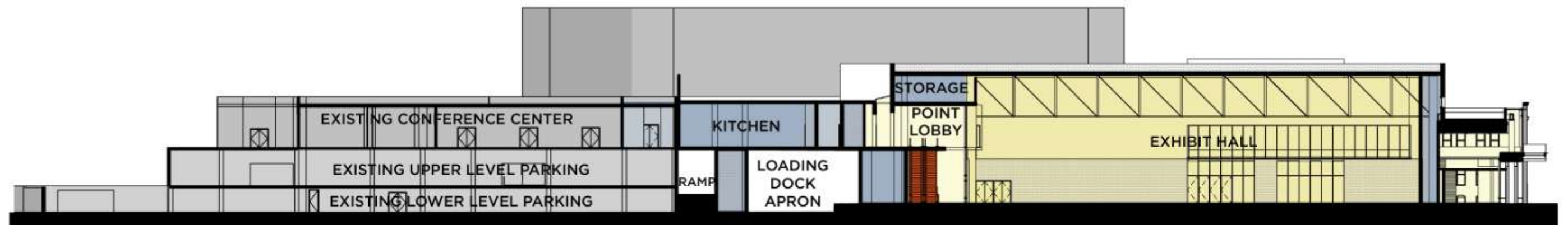


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SITE DIAGRAM



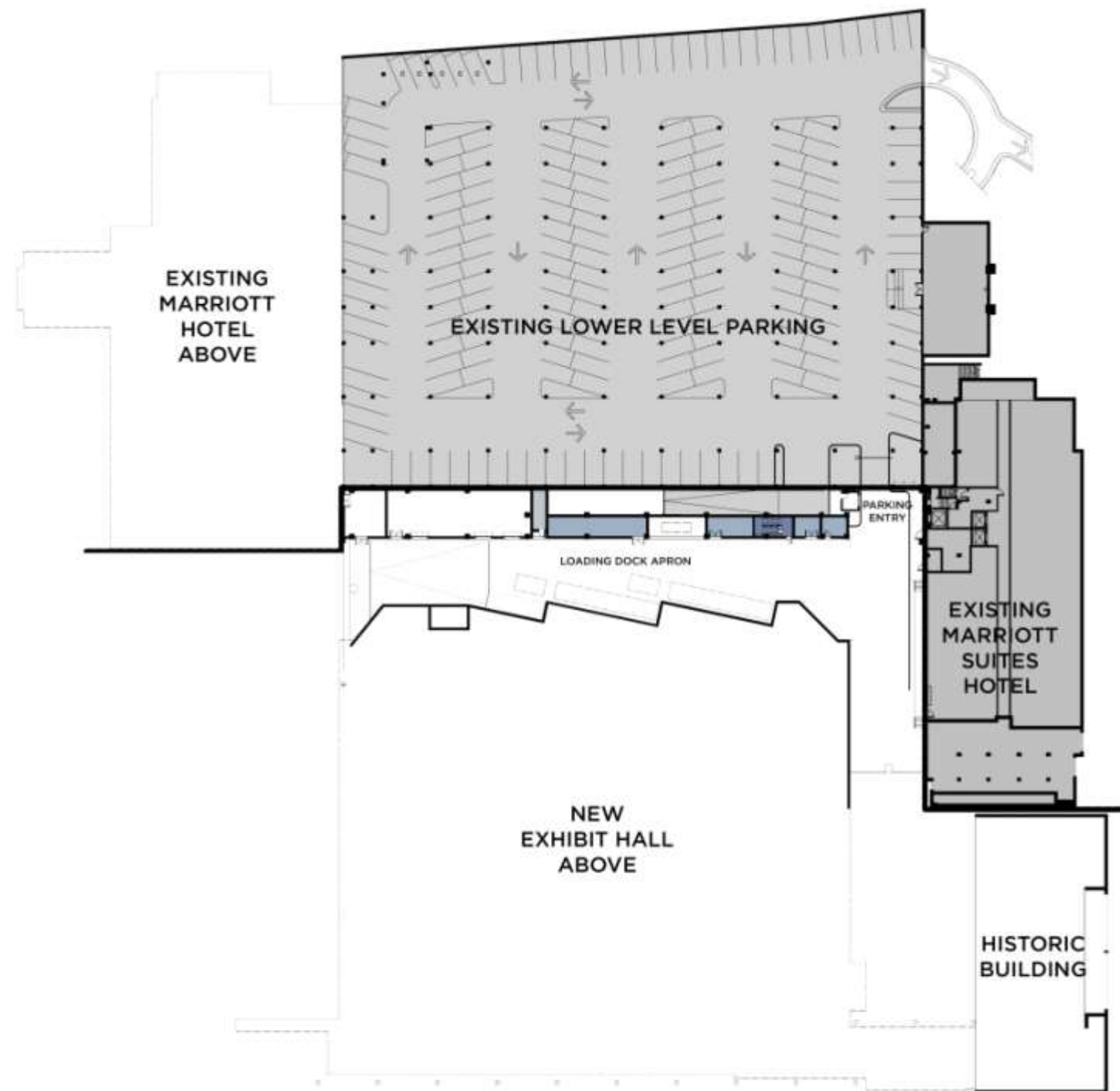
LONGITUDINAL SECTION

SCHEMATIC DESIGN



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## LOWER LEVEL PARKING

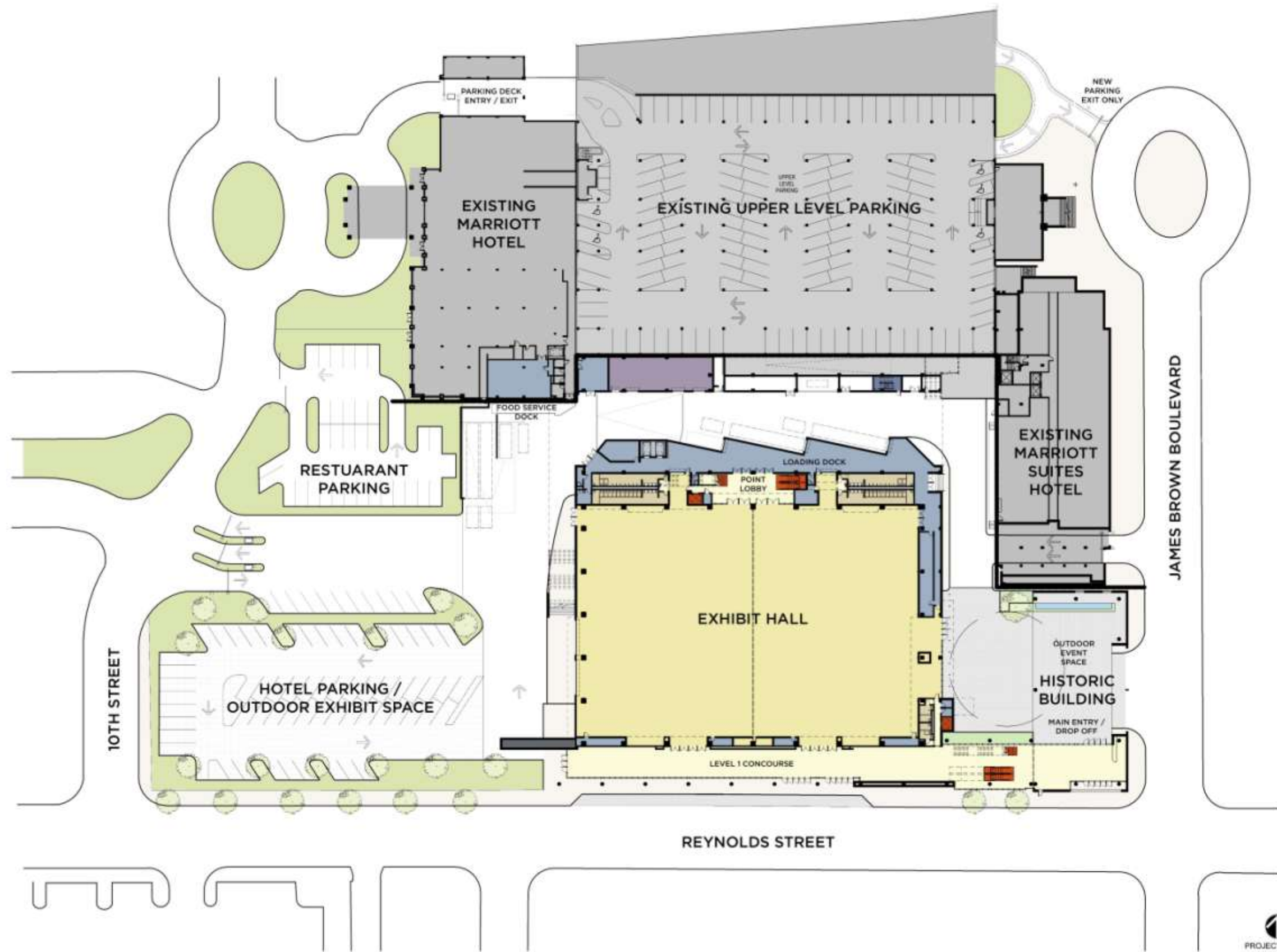


- BACK OF HOUSE
- BACK OF HOUSE CIRCULATION
- EXHIBIT HALL
- LOADING DOCK
- MECHANICAL
- OFFICE/ADMIN
- PARKING/ROAD
- PUBLIC CIRCULATION
- PUBLIC RESTROOM
- PUBLIC VERTICAL CIRCULATION
- RENOVATED - BACK OF HOUSE
- RENOVATED - BOH CIRCULATION
- RENOVATED - PUBLIC CIRCULATION
- SERVICE ELEVATOR / EXIT STAIR

SCHEMATIC DESIGN



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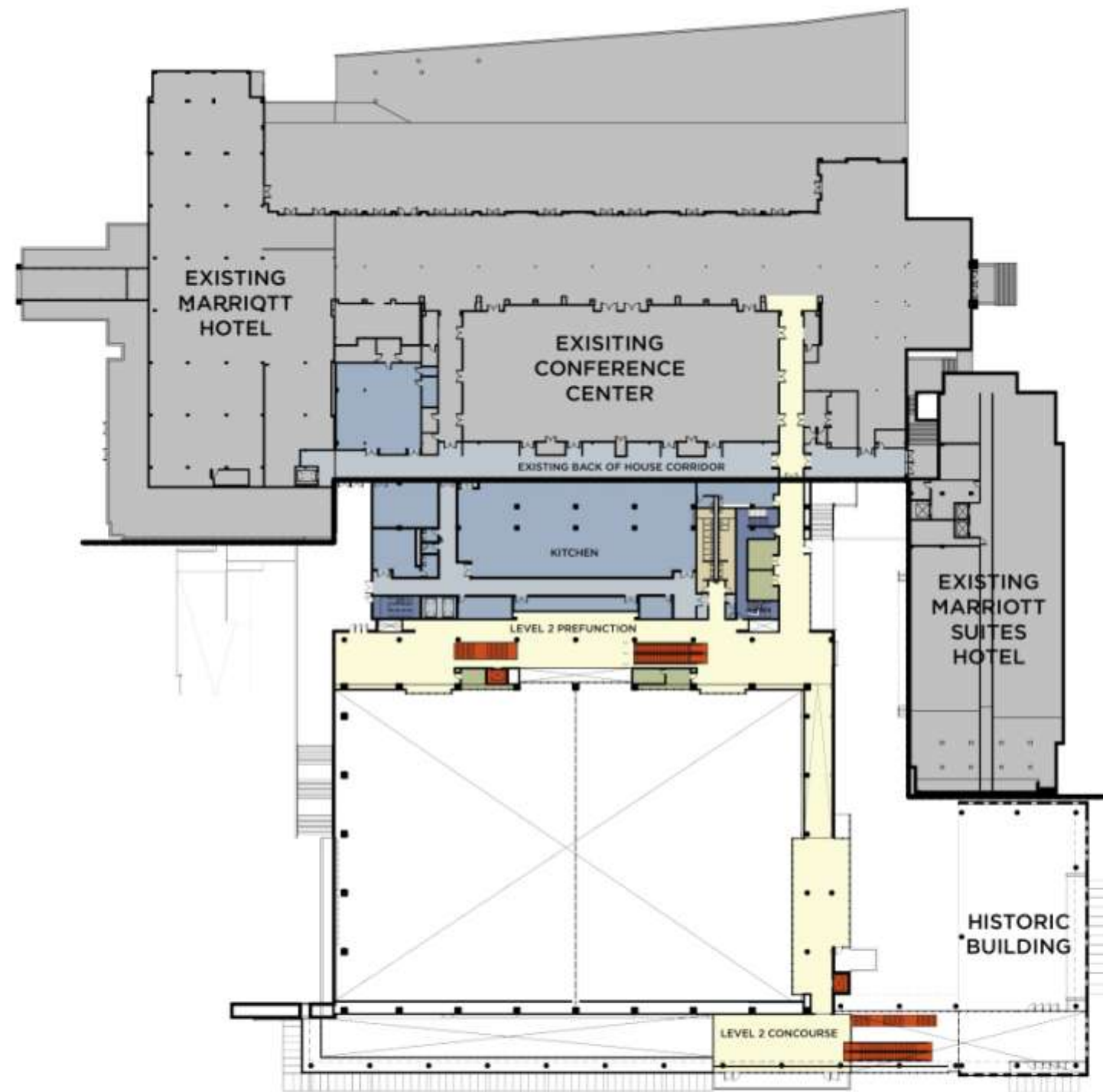
LEVEL 1 PLAN

SCHEMATIC DESIGN



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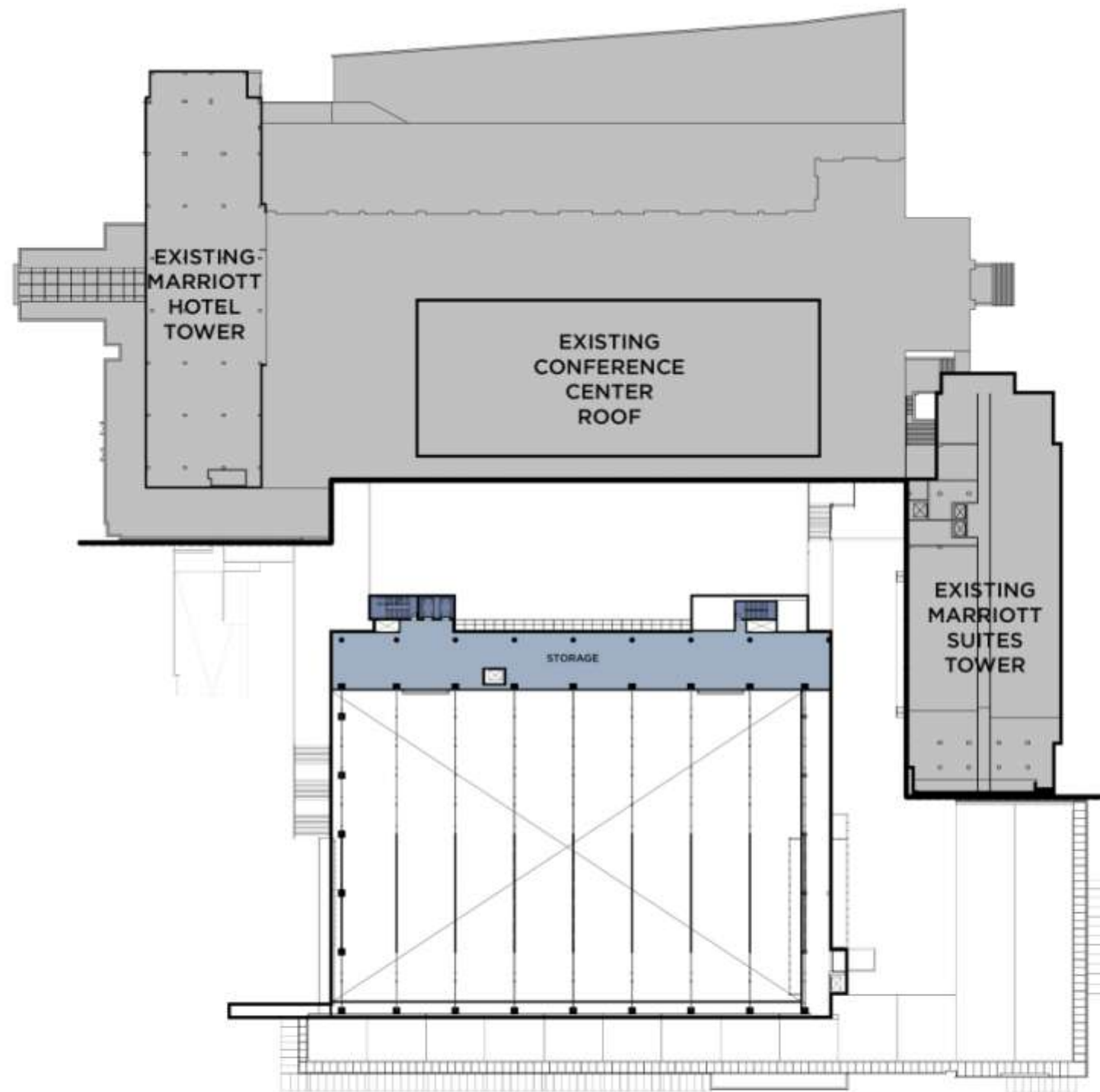
- BACK OF HOUSE
- BACK OF HOUSE CIRCULATION
- EXHIBIT HALL
- LOADING DOCK
- MECHANICAL
- OFFICE/ENTRANCE
- PARKING/GARAGE
- PUBLIC CIRCULATION
- PUBLIC RESTROOM
- PUBLIC VERTICAL CIRCULATION
- RENOVATED - BACK OF HOUSE
- RENOVATED - BOH CIRCULATION
- RENOVATED - PUBLIC CIRCULATION
- SERVICE ELEVATOR / EXIT STAIR

LEVEL 2 PLAN

SCHEMATIC DESIGN



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- BACK OF HOUSE
- BACK OF HOUSE CIRCULATION
- EXHIBIT HALL
- LOADING DOCK
- MECHANICAL
- OFFICE/ADMIN
- PARKING/ROAD
- PUBLIC CIRCULATION
- PUBLIC RESTROOM
- PUBLIC VERTICAL CIRCULATION
- RENOVATED - BACK OF HOUSE
- RENOVATED - BOH CIRCULATION
- RENOVATED - PUBLIC CIRCULATION
- SERVICE ELEVATOR / EXIT STAIR



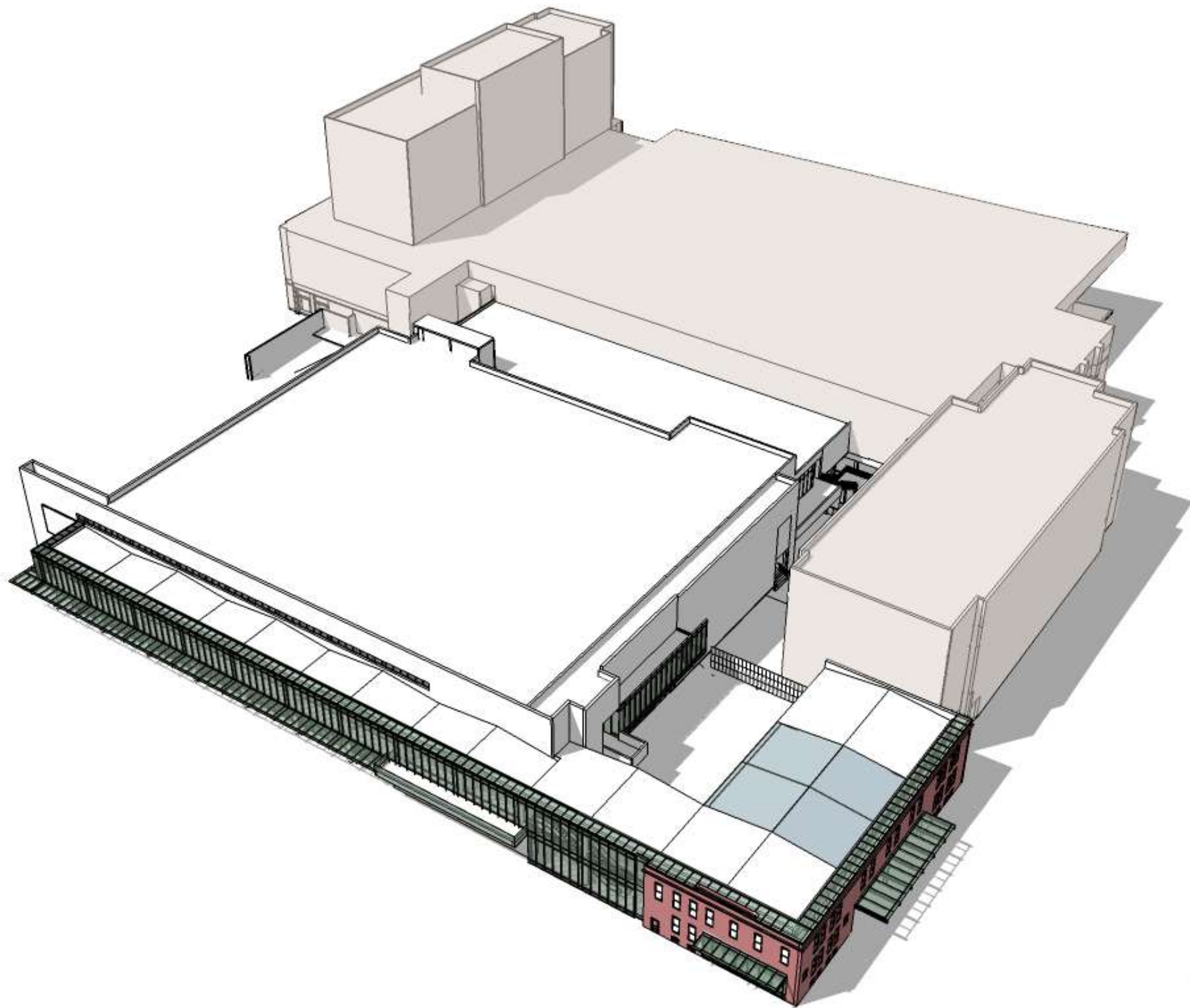
## LEVEL 3 PLAN

SCHEMATIC DESIGN



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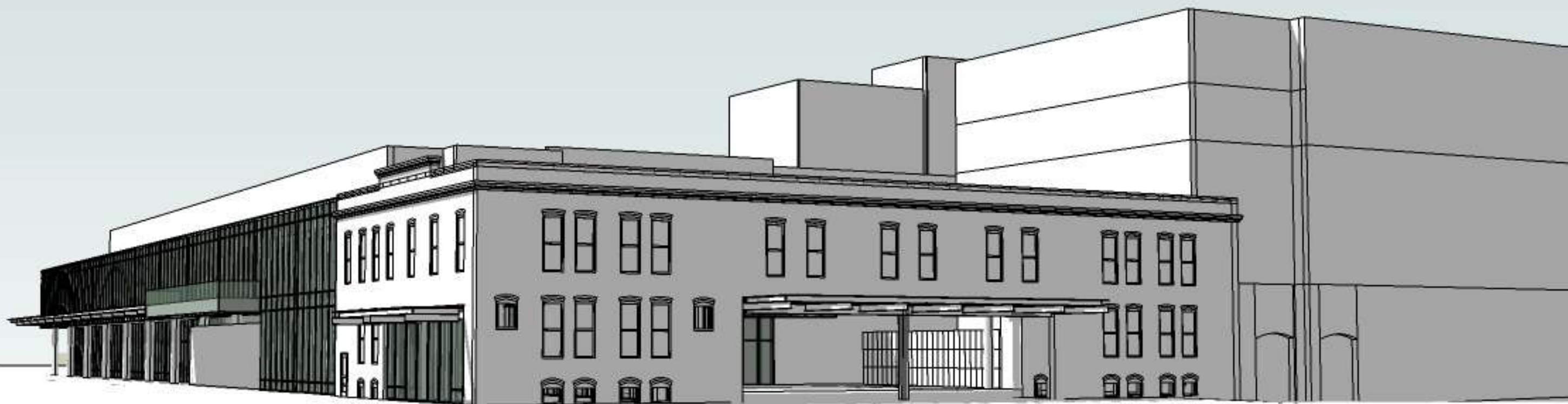




SCHEMATIC DESIGN



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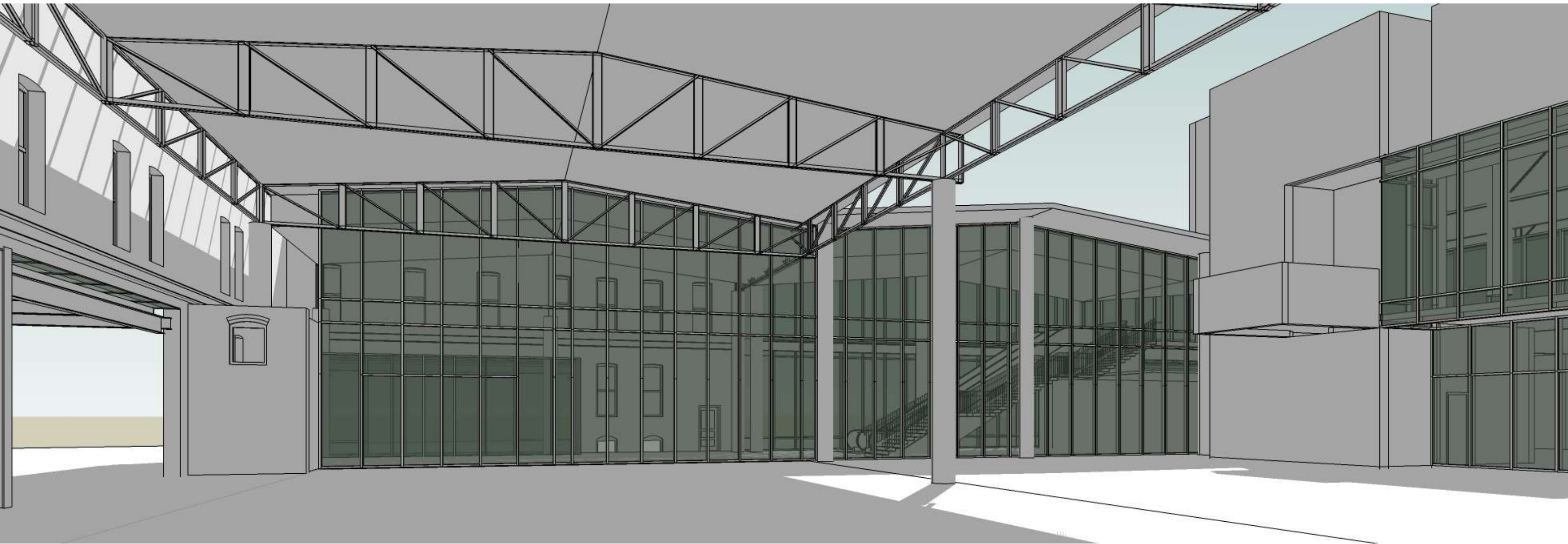


SCHEMATIC DESIGN



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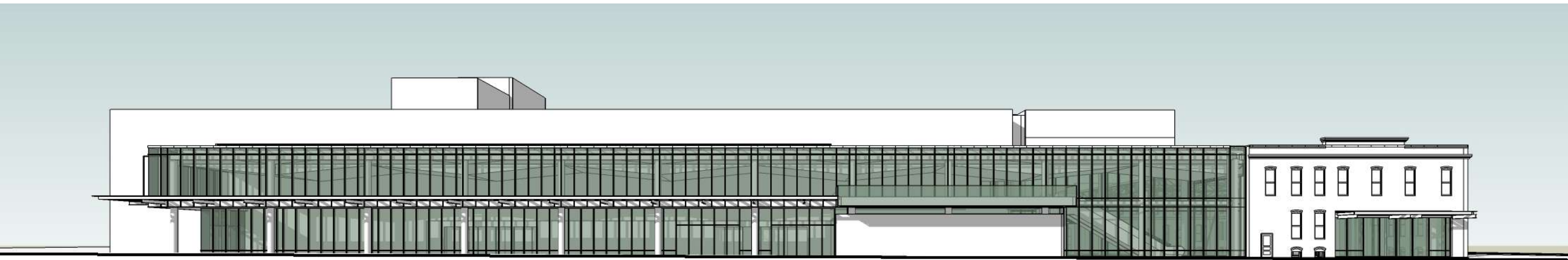




SCHEMATIC DESIGN



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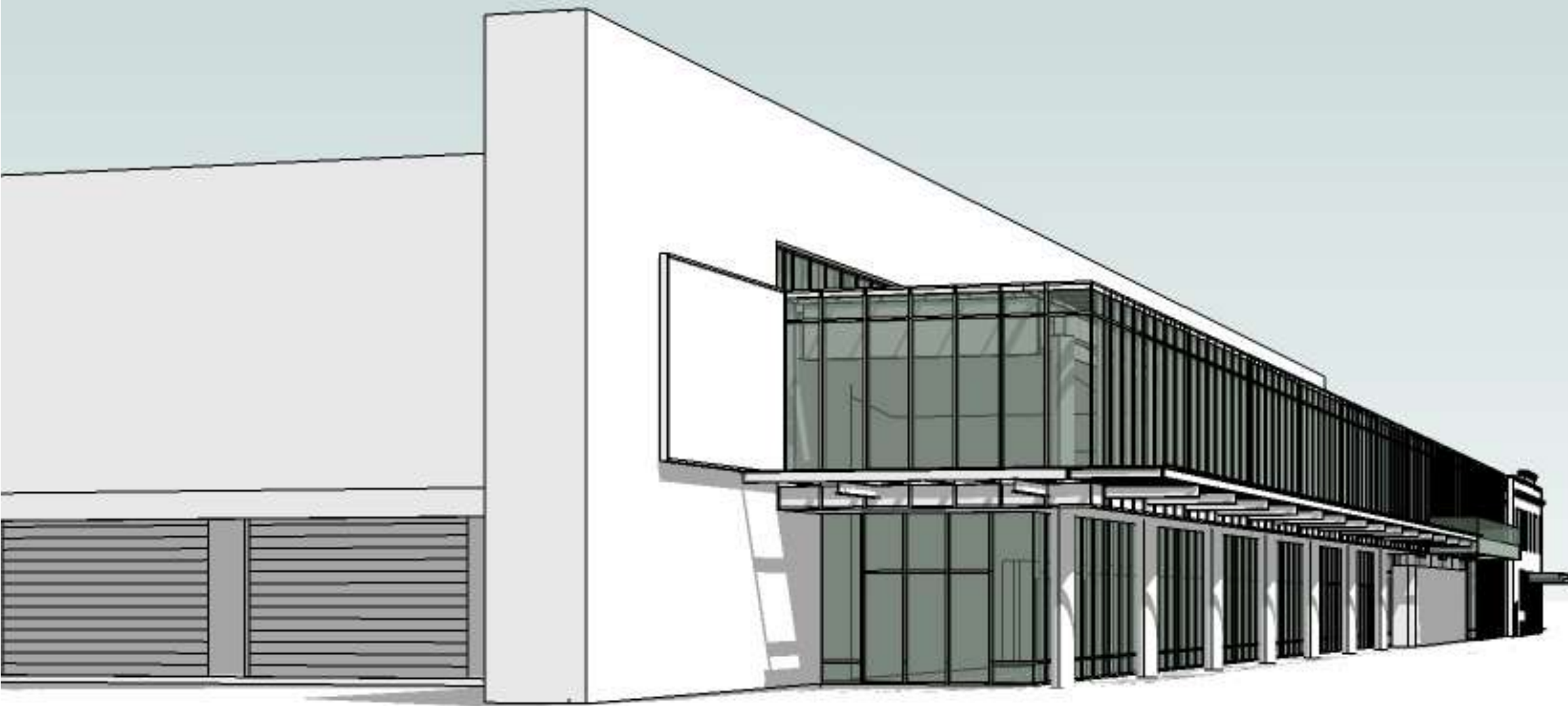


SCHEMATIC DESIGN



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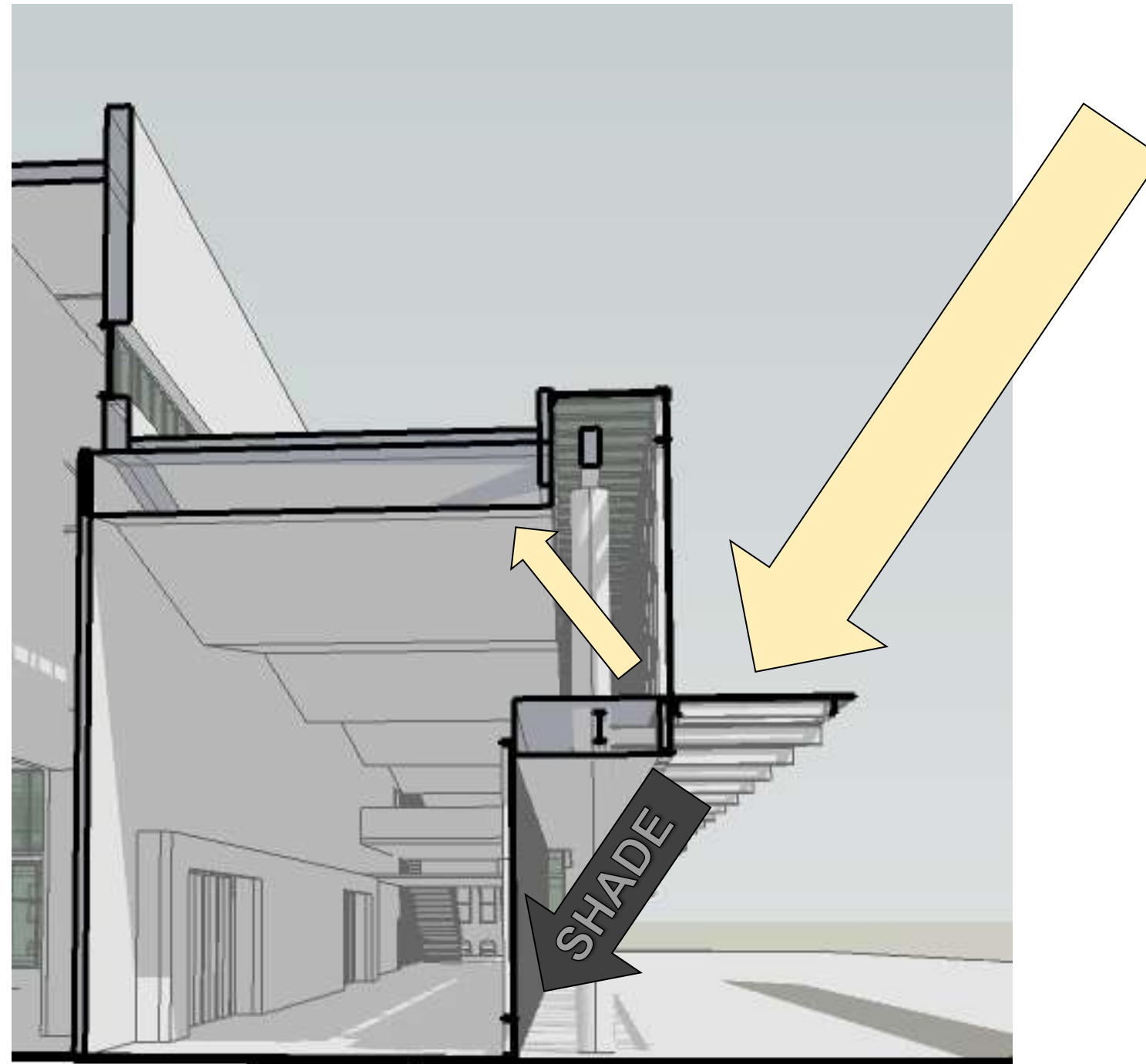




SCHEMATIC DESIGN



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SCHEMATIC DESIGN



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# LEED v2.2

## GOAL: LEED CERTIFIED



# LEED-NC

Augusta TEE

Augusta, GA

6/25/2009

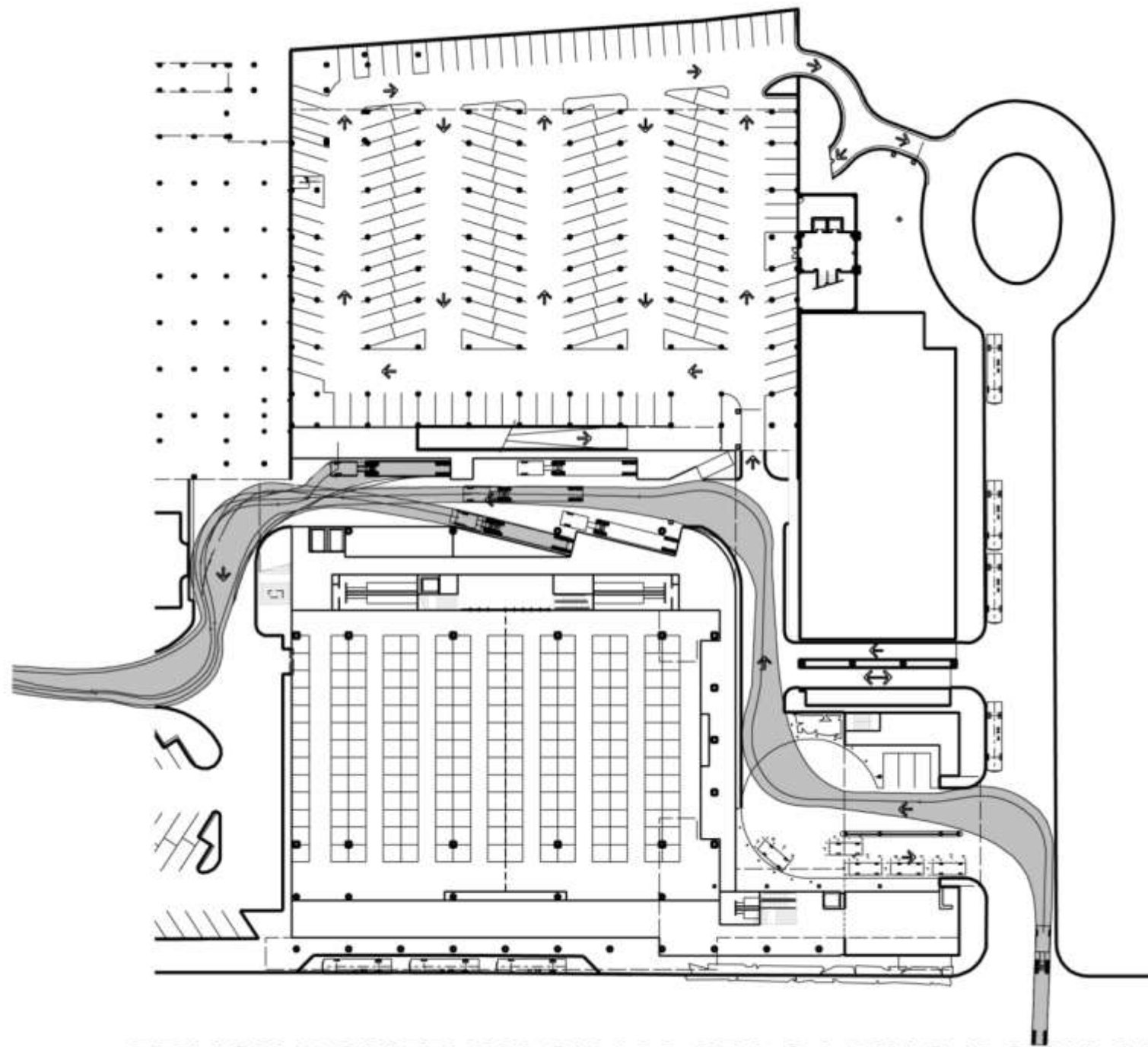
	Yes 4	? 9	No 1			
				<b>Sustainable Sites</b>	<b>14 Points</b>	
	Y			<b>Prereq 1 Construction Activity Pollution Prevention</b>	<b>Required</b>	
d		1		Credit 1 <b>Site Selection</b>		1
d	1			Credit 2 <b>Development Density &amp; Community Connectivity</b>		1
d		1		Credit 3 <b>Brownfield Redevelopment</b>		1
d	1			Credit 4.1 <b>Alternative Transportation, Public Transportation Access</b>		1
d		1		Credit 4.2 <b>Alternative Transportation, Bicycle Storage &amp; Changing Rooms</b>		1
d		1		Credit 4.3 <b>Alternative Transportation, Low Emitting &amp; Fuel Efficient Vehicles</b>		1
d	1			Credit 4.4 <b>Alternative Transportation, Parking Capacity</b>		1
c		1		Credit 5.1 <b>Site Development, Protect or Restore Habitat</b>		1
d		1		Credit 5.2 <b>Site Development, Maximize Open Space</b>		1
d			1	Credit 6.1 <b>Stormwater Management, Quantity Control</b>		1
d		1		Credit 6.2 <b>Stormwater Management, Quality Control</b>		1
c		1		Credit 7.1 <b>Heat Island Effect, Non-Roof</b>		1
d	1			Credit 7.2 <b>Heat Island Effect, Roof</b>		1
d		1		Credit 8 <b>Light Pollution Reduction</b>		1
	4			<b>Water Efficiency</b>	<b>5 Points</b>	
d	1			Credit 1.1 <b>Water Efficient Landscaping, Reduce by 50%</b>		1
d	1			Credit 1.2 <b>Water Efficient Landscaping, No Potable Use or No Irrigation</b>		1
d		1		Credit 2 <b>Innovative Wastewater Technologies</b>		1
d	1			Credit 3.1 <b>Water Use Reduction, 20% Reduction</b>		1
d	1			Credit 3.2 <b>Water Use Reduction, 30% Reduction</b>		1

		2	6	9	<b>Energy &amp; Atmosphere</b>	<b>17 Points</b>
	c	Y			Prereq 1 Fundamental Commissioning of the Building Energy Systems	Required
d		Y			Prereq 2 Minimum Energy Performance	Required
d		Y			Prereq 3 Fundamental Refrigerant Management	Required
d		2	2	6	Credit 1 Optimize Energy Performance (2 mandatory points)	1 to 10
d				3	Credit 2 On-Site Renewable Energy	1 to 3
	c		1		Credit 3 Enhanced Commissioning	1
d			1		Credit 4 Enhanced Refrigerant Management	1
d			1		Credit 5 Measurement & Verification	1
	c		1		Credit 6 Green Power	1
		5	2	6	<b>Materials &amp; Resources</b>	<b>13 Points</b>
d		Y			Prereq 1 Storage & Collection of Recyclables	Required
	c			1	Credit 1.1 Building Reuse, Maintain 75% of Existing Walls, Floors and Roof	1
	c			1	Credit 1.2 Building Reuse, Maintain 100% of Existing Walls, Floors and Roof	1
	c			1	Credit 1.3 Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
	c	1			Credit 2.1 Construction Waste Management, Divert 50% from Disposal	1
	c	1			Credit 2.2 Construction Waste Management, Divert 75% from Disposal	1
	c			1	Credit 3.1 Materials Reuse, 5%	1
	c			1	Credit 3.2 Materials Reuse, 10%	1
	c	1			Credit 4.1 Recycled Content, Specify 10% (post-consumer + ⅓ pre-consumer)	1
	c		1		Credit 4.2 Recycled Content, Specify 20% (post-consumer + ⅓ pre-consumer)	1
	c	1			Credit 5.1 Regional Materials, 10% Extracted, Processed & Manufactured Regional	1
	c		1		Credit 5.2 Regional Materials, 20% Extracted, Processed & Manufactured Regional	1
	c			1	Credit 6 Rapidly Renewable Materials	1
	c	1			Credit 7 Certified Wood	1

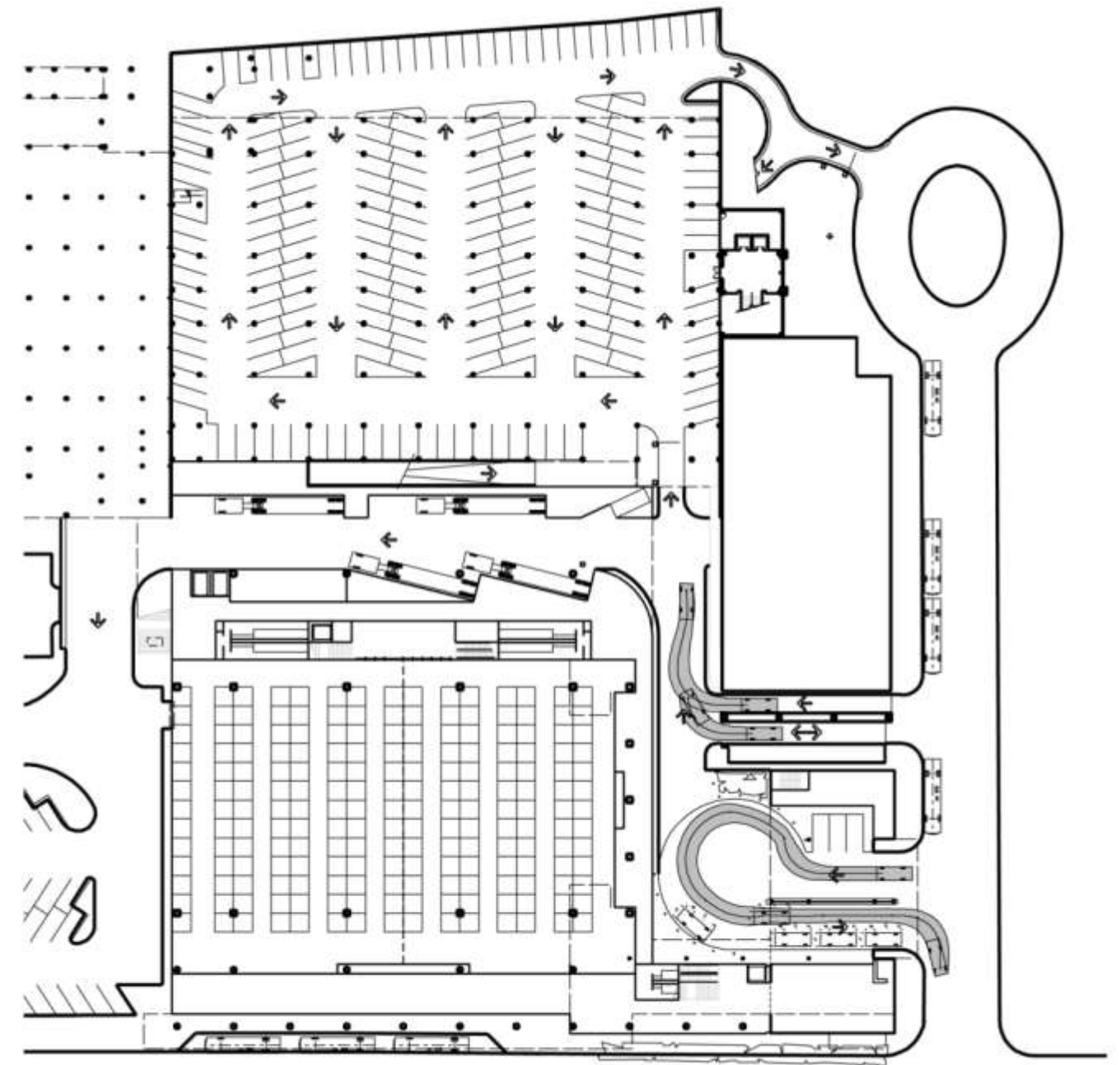


	9	1	5	<b>Indoor Environmental Quality</b>	<b>15 Points</b>
d	Y			Prereq 1 Minimum IAQ Performance	Required
d	Y			Prereq 2 Environmental Tobacco Smoke (ETS) Control	Required
d	1			Credit 1 Outdoor Air Delivery Monitoring	1
d			1	Credit 2 Increased Ventilation, ASHRAE 62-2004 or Carbon Trust "Good Practice Guide"	1
c	1			Credit 3.1 Construction IAQ Management Plan, During Construction	1
c	1			Credit 3.2 Construction IAQ Management Plan, Before Occupancy	1
c	1			Credit 4.1 Low-Emitting Materials, Adhesives & Sealants	1
c	1			Credit 4.2 Low-Emitting Materials, Paints and Coatings	1
c	1			Credit 4.3 Low-Emitting Materials, Carpet Systems	1
c	1			Credit 4.4 Low-Emitting Materials, Composite Wood and Agrifiber Products	1
d	1			Credit 5 Indoor Chemical & Pollutant Source Control	1
d			1	Credit 6.1 Controllability of Systems, Lighting	1
d			1	Credit 6.2 Controllability of Systems, Thermal Comfort	1
d	1			Credit 7.1 Thermal Comfort, Design	1
d			1	Credit 7.2 Thermal Comfort, Verification	1
d		1		Credit 8.1 Daylight & Views, Daylight 75% of Spaces	1
d			1	Credit 8.2 Daylight & Views, Views for 90% of Spaces	1
	3	2		<b>Innovation &amp; Design Process</b>	<b>5 Points</b>
c	1			Credit 1.1 Innovation in Design: Exemplary Performance WEc3: 40% Reduction	1
d	1			Credit 1.2 Innovation in Design: Green Building Education	1
c		1		Credit 1.3 Innovation in Design: Green Cleaning Program	1
c		1		Credit 1.4 Innovation in Design: TBD	1
d	1			Credit 2 LEED Accredited Professional	1
	27	20	21	<b>Project Totals (pre-certification estimates)</b>	<b>69 Points</b>
Certified: 26-32 points Silver: 33-38 points Gold: 39-51 points Platinum: 52-69 points					

6/26/2009



TRUCK ROUTE DIAGRAM AT LOADING DOCK LEVEL  
ENTERING / EXITING



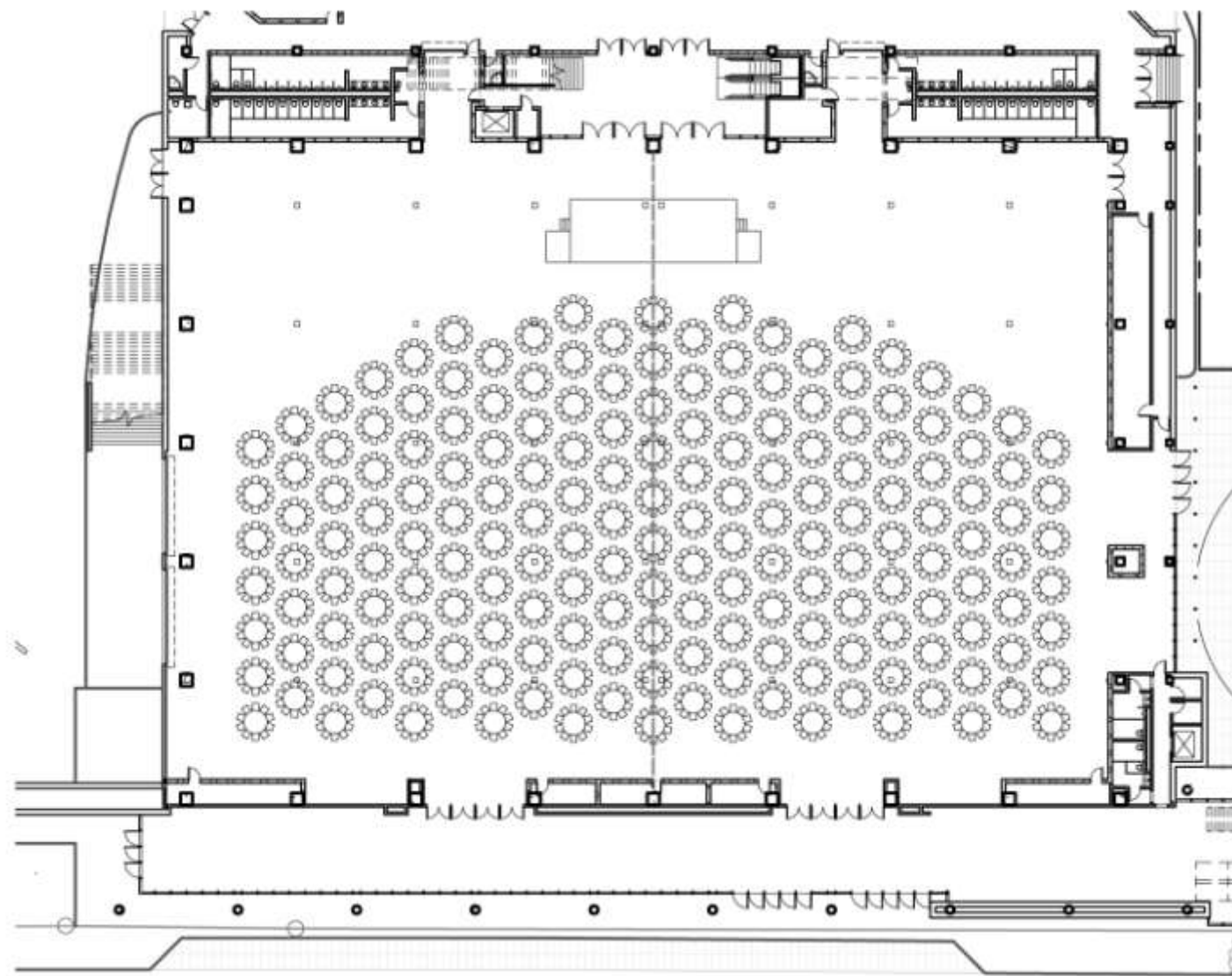
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0 80 160



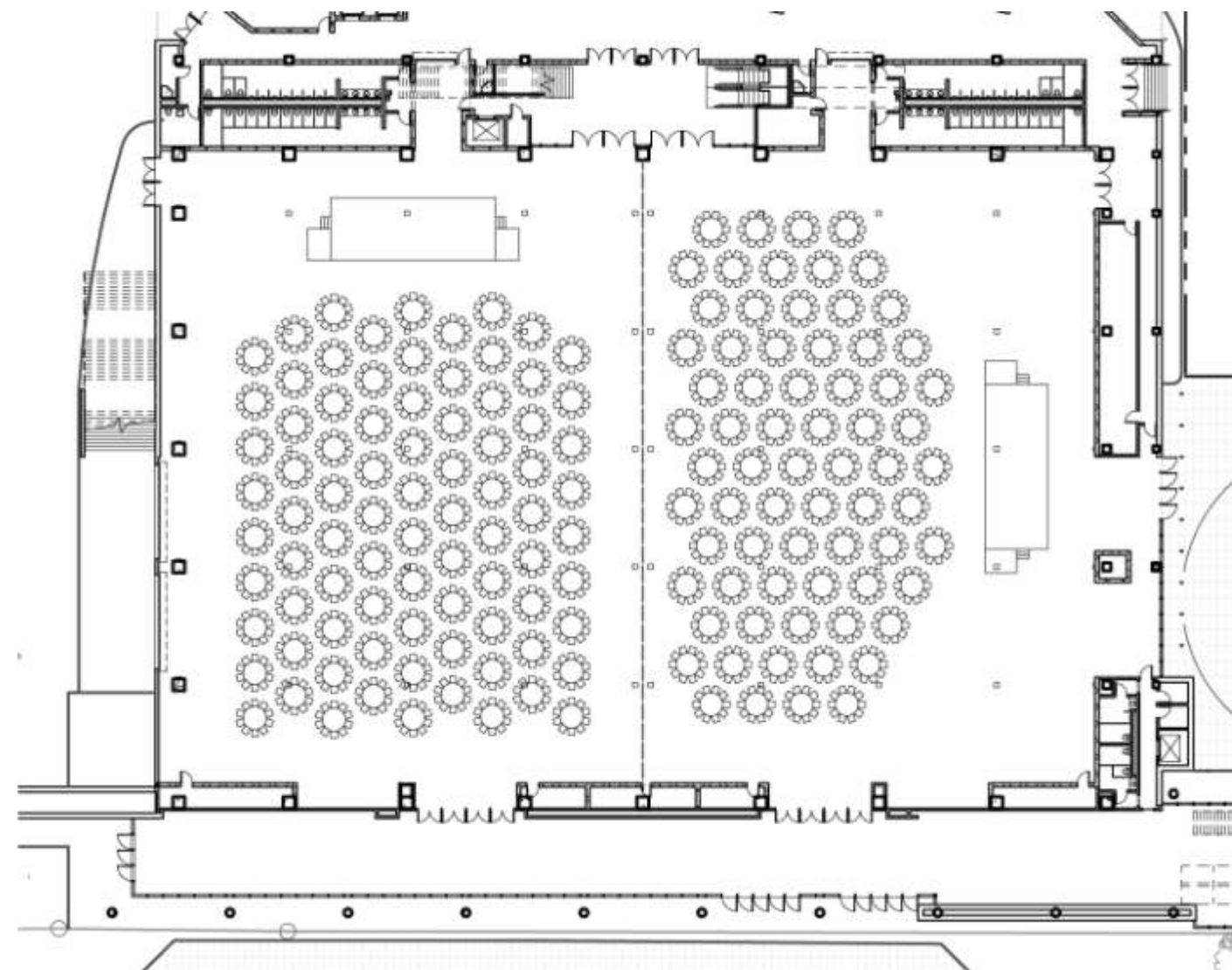
# Configuration Examples





## BANQUET FULL HALL

APPROX. 1,800 SEATS



## BANQUET HALF HALL

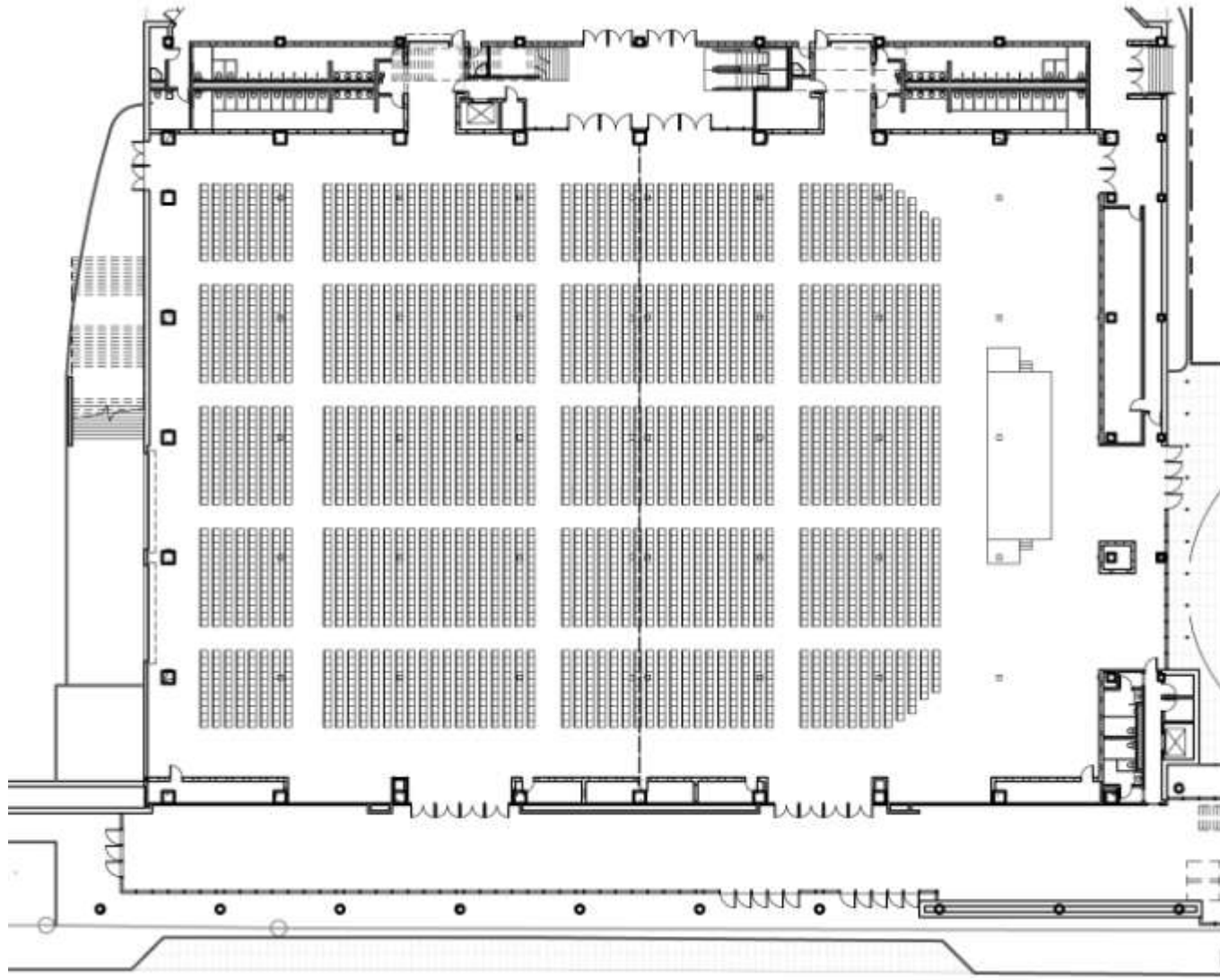
NORTH STAGE – APPROX. 840 SEATS  
EAST STAGE – APPROX. 770 SEATS

SCHEMATIC DESIGN



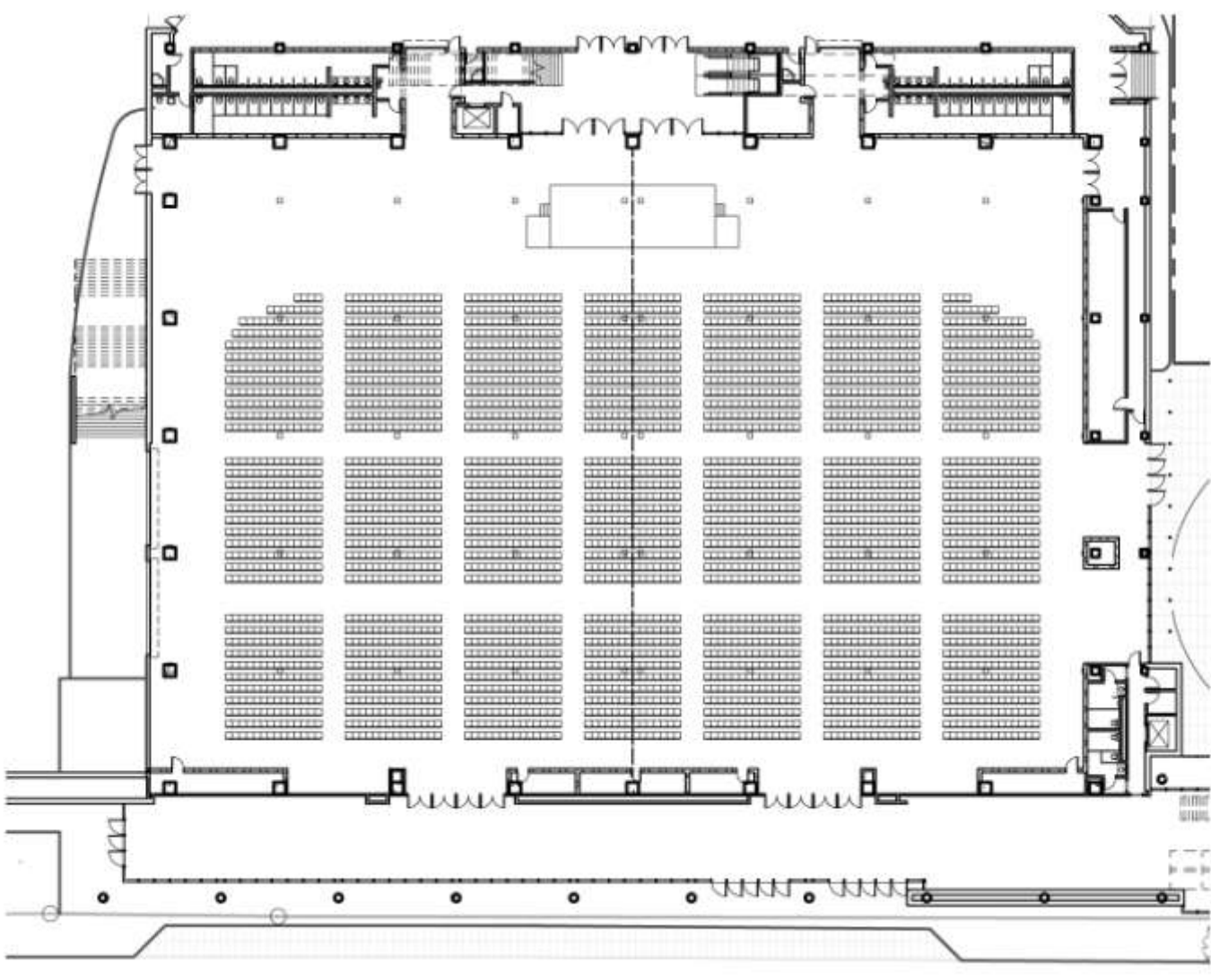
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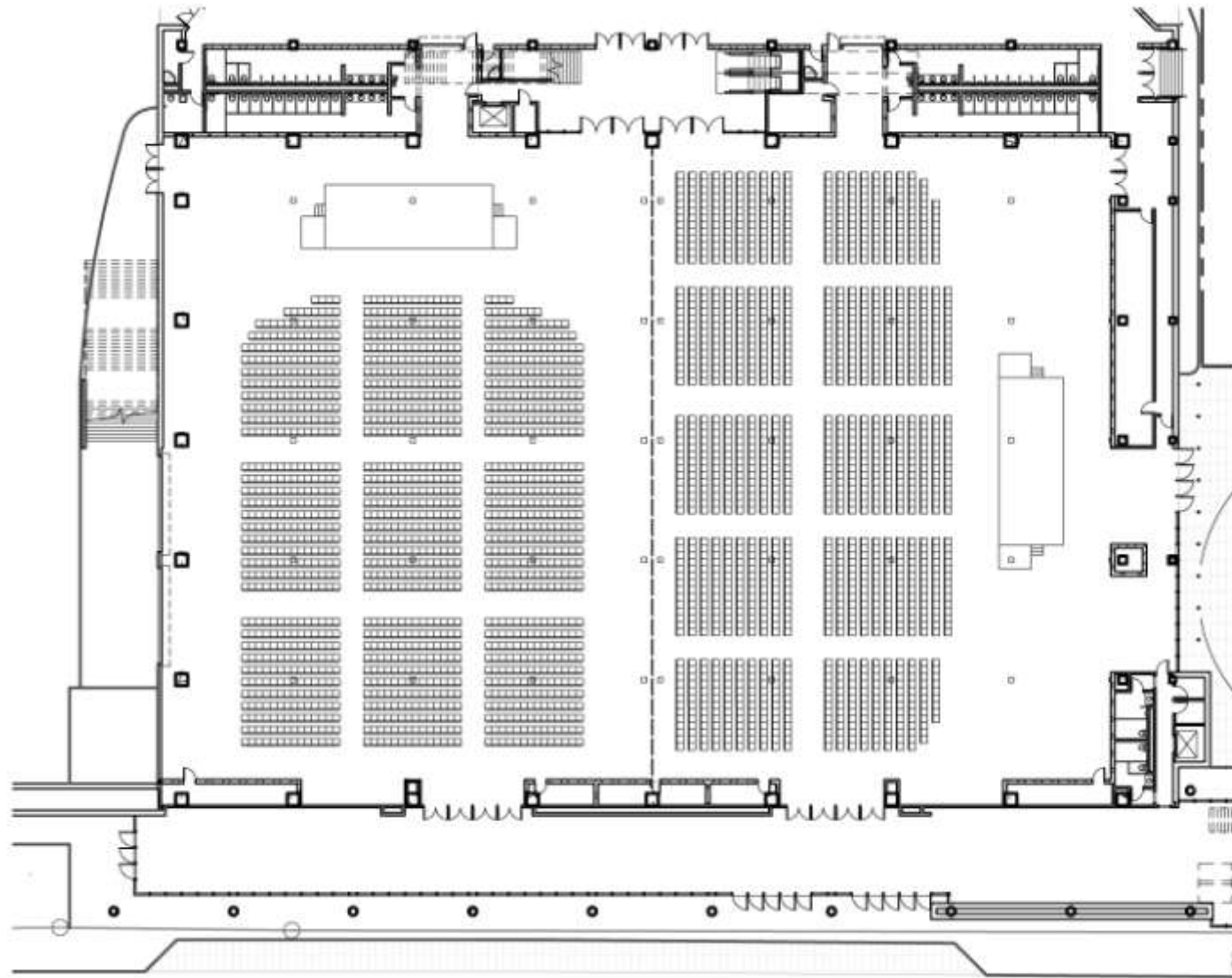
# LECTURE FULL HALL

EAST STAGE - APPROX. 3,560 SEATS



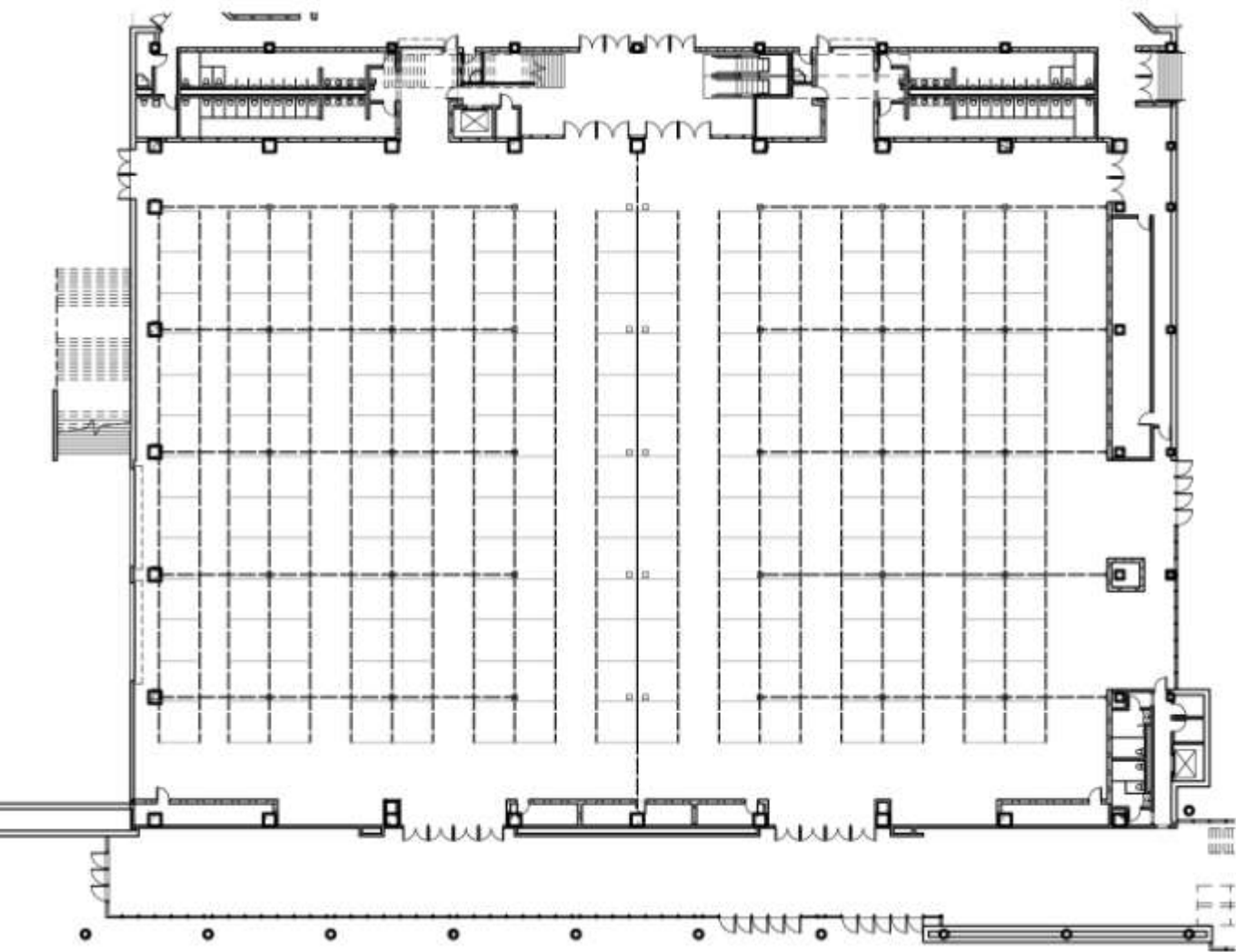
# LECTURE HALF HALL

NORTH STAGE – APPROX. 3,308 SEATS



# LECTURE HALF HALL

NORTH STAGE – APPROX. 1,390 SEATS  
 EAST STAGE – APPROX. 1, 392 SEATS



# BOOTH LAYOUT

195 – 10X10 BOOTHS



# TOILET COUNT (based on IBC 2006 / IPC 2006)

EXHIBIT HALL @ 15sf / person  
OCCUPANCY CLASSIFICATION: A-3

TOTAL: 33 WC / URINALS

EXHIBIT HALL @ 7sf / person  
OCCUPANCY CLASSIFICATION: A-2

TOTAL: 78 WC / URINALS

EXHIBIT HALL @ 9sf / person  
OCCUPANCY CLASSIFICATION: A-2

TOTAL: 60 WC / URINALS

Name of Space	Total SF	SF per Occupant	Total Occupants	Male Occupant Factor	Female Occupant Factor	Male Occupants	Female Occupants
Exhibit Hall	40,004	15	2,667	50%	50%	1,333	1,333
Total Fixtures							
Exhibit Hall	Male	WC	125	3.520352		4	
		Urinal		7.147381		8	
		Lav	200	6.667333		7	
	Women	WC	65	20.51487		21	
		Lav	200	6.667333		7	
		Drinking Fountains	500	5.333867		6	

Name of Space	Total SF	SF per Occupant	Total Occupants	Male Occupant Factor	Female Occupant Factor	Male Occupants	Female Occupants
Exhibit Hall	40,004	7	5,715	50%	50%	2,857	2,857
Total Fixtures							
Exhibit Hall	Male	WC	75	12.57269		13	
		Urinal		25.52636		26	
		Lav	200	14.28714		15	
	Women	WC	75	38.09905		39	
		Lav	200	14.28714		15	
		Drinking Fountains	500	11.42971		12	

Name of Space	Total SF	SF per Occupant	Total Occupants	Male Occupant Factor	Female Occupant Factor	Male Occupants	Female Occupants
Exhibit Hall	40,004	9	4,445	50%	50%	2,222	2,222
Total Fixtures							
Exhibit Hall	Male	WC	75	9.778756		10	
		Urinal		19.85384		20	
		Lav	200	11.11222		12	
	Women	WC	75	29.63259		30	
		Lav	200	11.11222		12	
		Drinking Fountains	500	8.889778		9	

# Other Attractions – Downtown Augusta







NEXT STEPS



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NEXT STEPS



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# Examples of other Event Centers

NEXT STEPS



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NEXT STEPS



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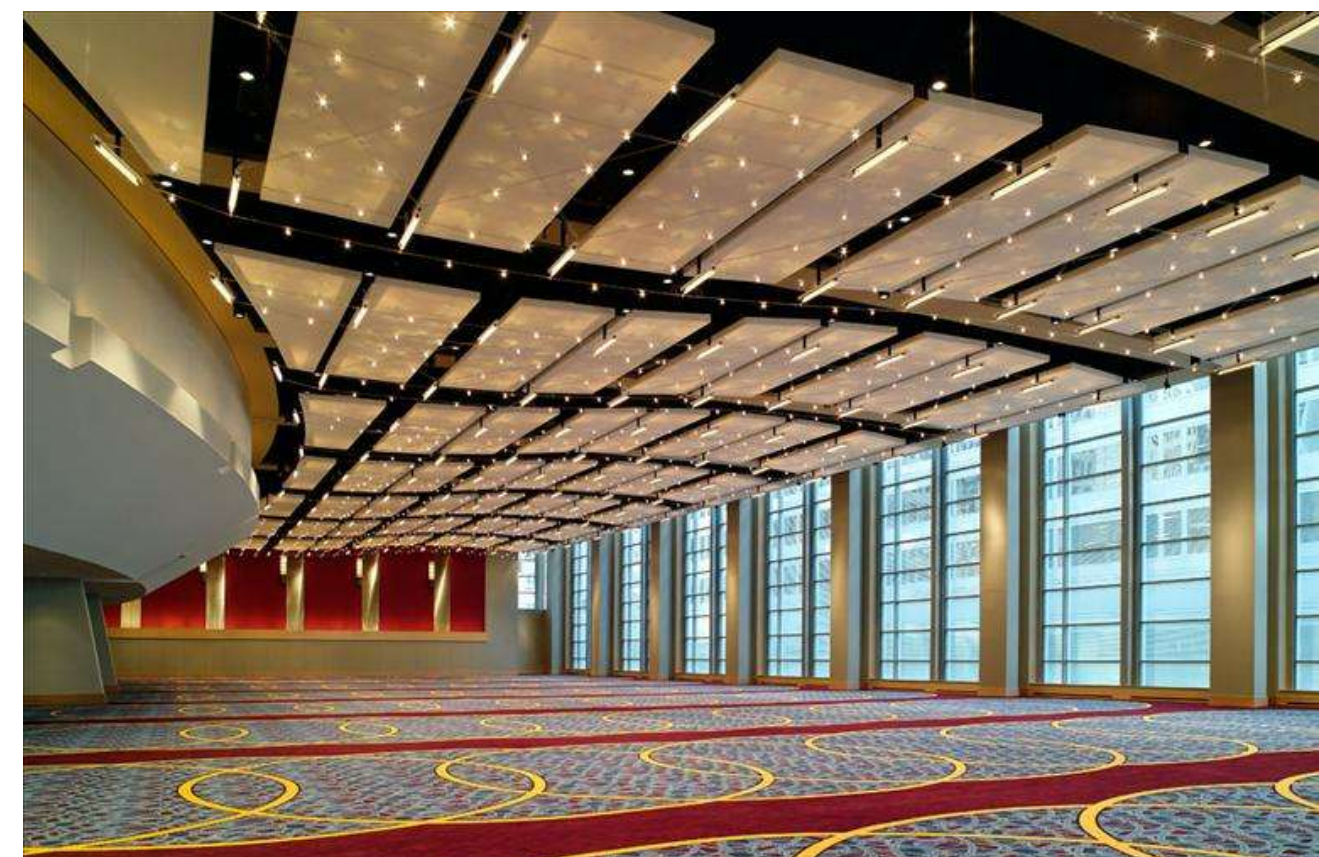
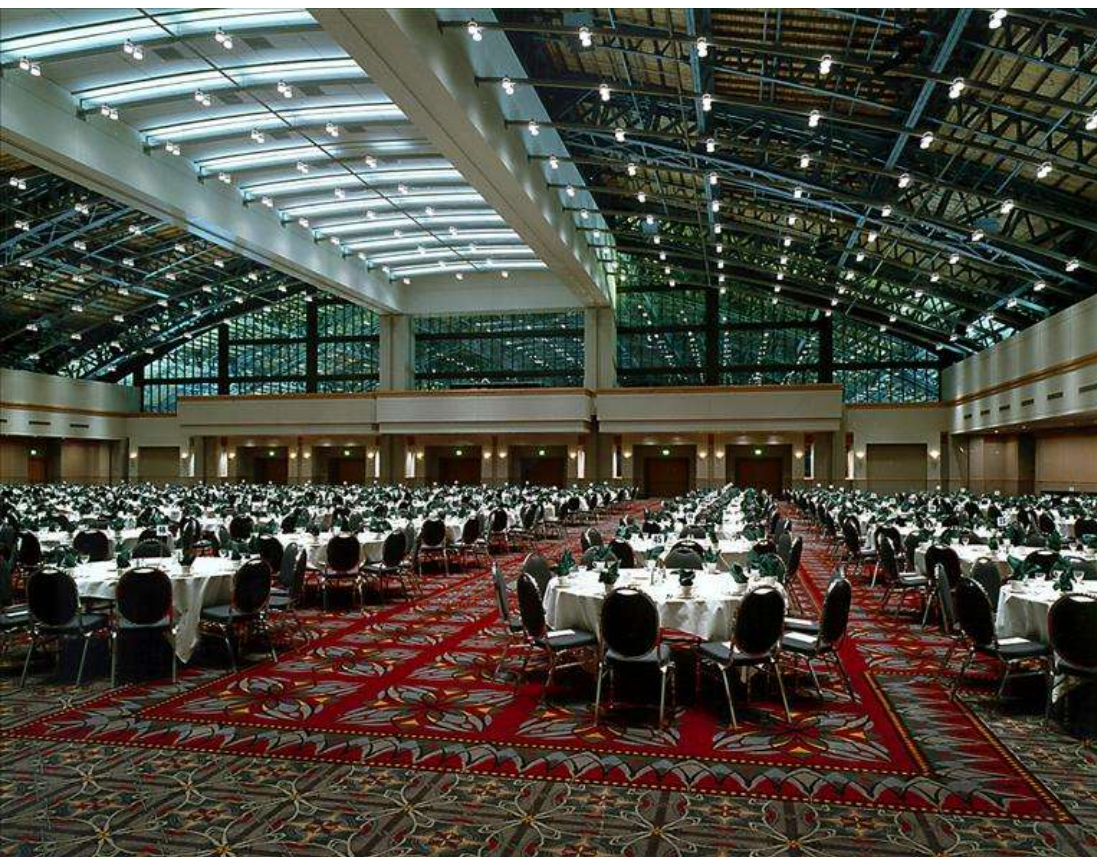


NEXT STEPS



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NEXT STEPS



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NEXT STEPS



tvstdesign





NEXT STEPS



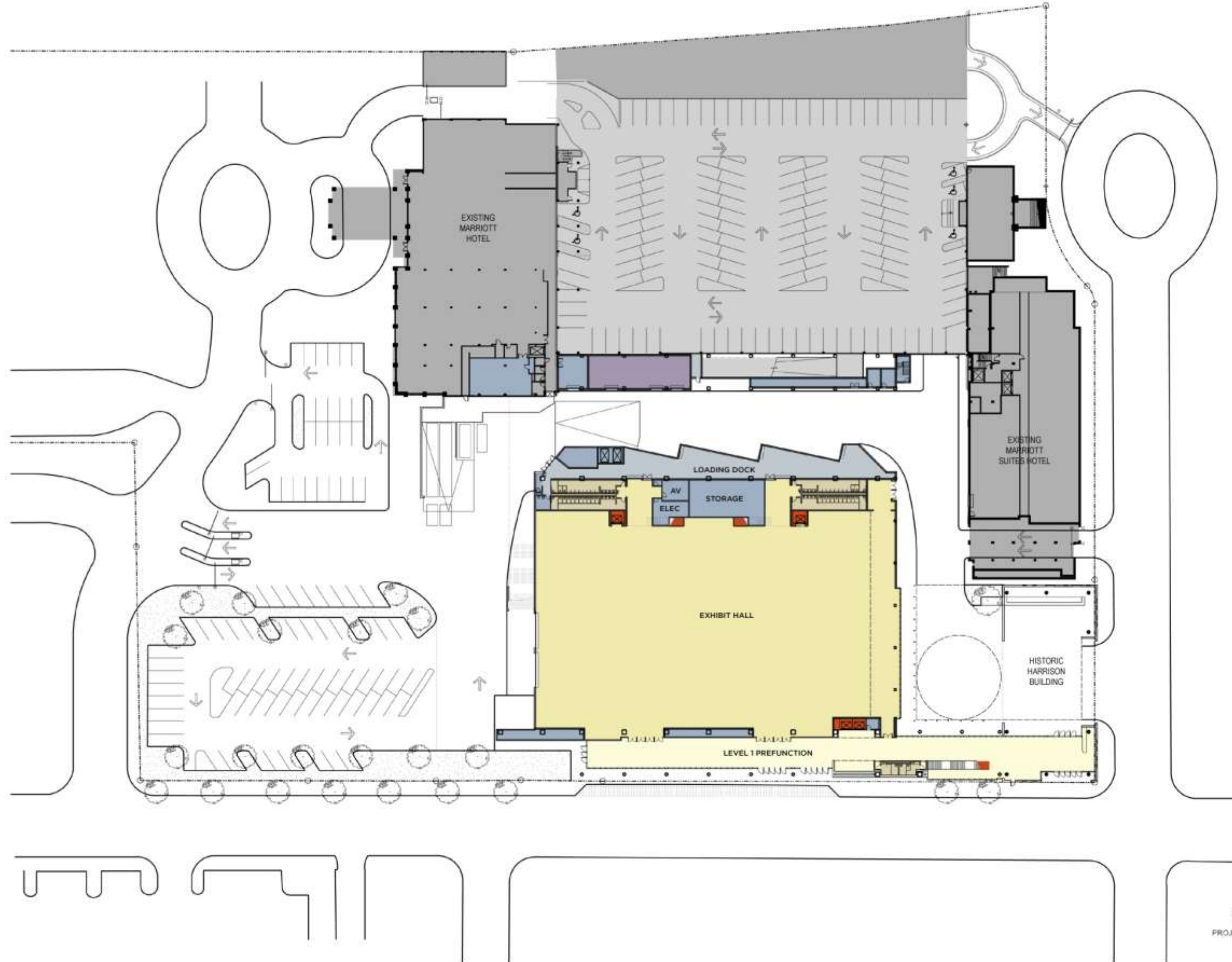
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# TEE Center Overview

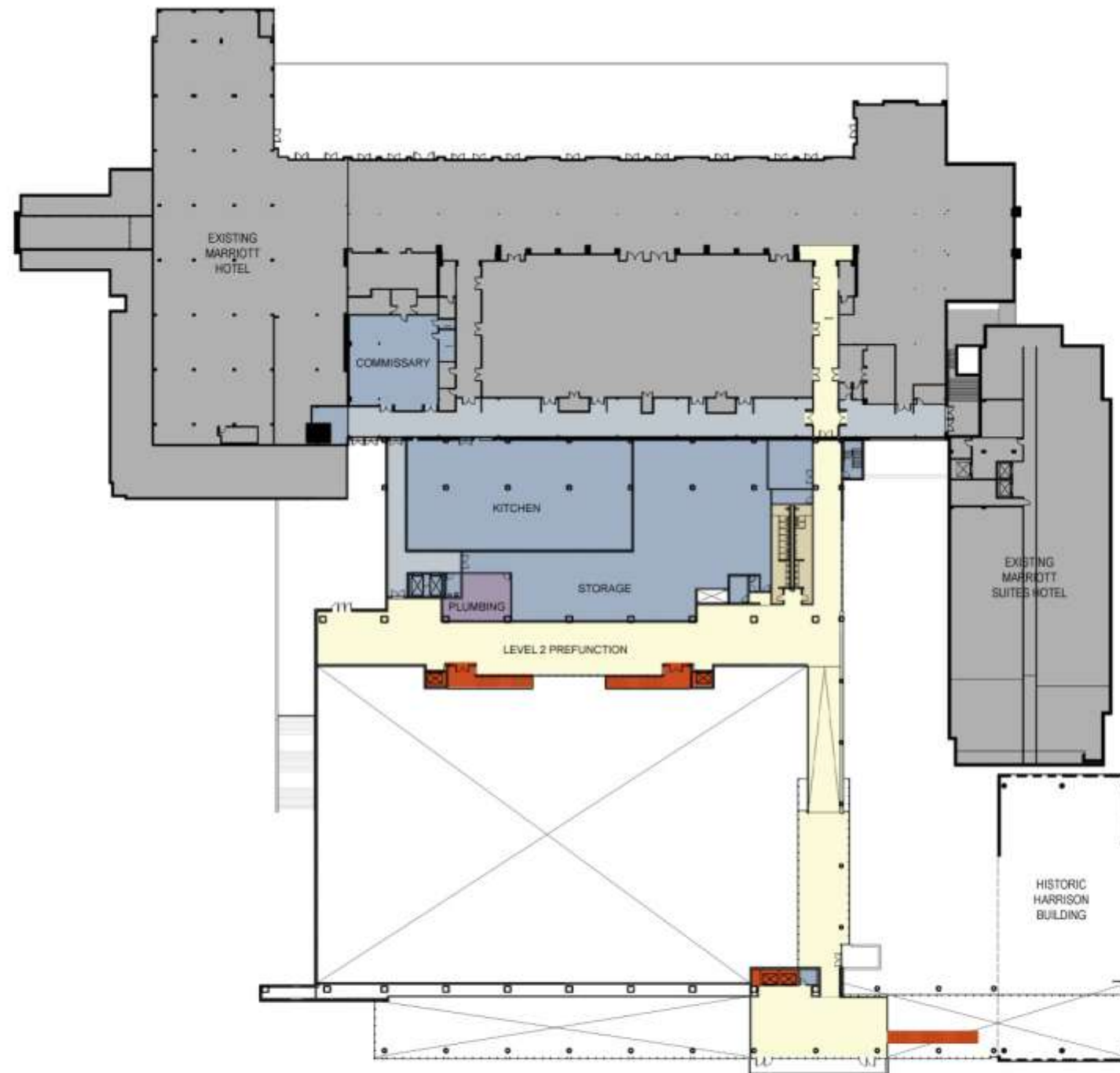






- BACK OF HOUSE
- BACK OF HOUSE CIRCULATION
- EXHIBIT HALL
- LOADING DOCK
- ME-CHANGAL
- OFF-CHAIRMAN
- PARKING/ROAD
- PUBLIC CIRCULATION
- PUBLIC RESTROOM
- PUBLIC VERTICAL CIRCULATION
- RENOVATED - BACK OF HOUSE
- RENOVATED - BOH CIRCULATION
- RENOVATED - PUBLIC CIRCULATION
- SERVICE ELEVATOR / EXIT STAIR





- BACK OF HOUSE
- BACK OF HOUSE CIRCULATION
- EXHIBIT HALL
- LOADING DOCK
- RE-CHANGAL
- OFF-CHAIRMAN
- PARKING/ROAD
- PUBLIC CIRCULATION
- PUBLIC RESTROOM
- PUBLIC VERTICAL CIRCULATION
- RENOVATED - BACK OF HOUSE
- RENOVATED - BOH CIRCULATION
- RENOVATED - PUBLIC CIRCULATION
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END

